

Pg 1

Lot 1 After 47th ave RW dedication

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 * Prepared by: NCS Land Surveyors LLC
 * Routine: Reduce Map Check File Coord File: 210001.crd 8/28/23 10:58:36
 * Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
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Correct Ending Coordinates, North: 0.00000 East: 0.00000
 Ending Coordinates, North: 0.00141 East: 0.00959
 Error, N: 0.00141 E: 0.00959 Total: 0.00970 Brg: S 81°38'01"W
 Distance Traversed: 2572.93269 Closure: 265359

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Pt ID
		0.00000	0.00000		40007
N 87°22'02"W	515.30000	23.67003	-514.75608		40008
N 23°21'52"W	629.01000	601.10178	-764.20779		40009
S 88°16'55"E	118.79000	597.54031	-645.47119		40010

CURVE DEF: Arc
 RAD: 110.00000 LEN: 27.73188 TAN: 13.93985 CURVE DIR: CCW
 CHORD: 27.65849 MO: 0.87277 EXT: 0.87975 CEN. ANG: 14°26'41"
 SEG: 16.10585 TRI: 1509.14733 SEC: 1525.25317
 DEGREE: 52°05'13"

N 01°43'05"E	110.00000	707.49086	-642.17325		40011 PC->
RP					
S 12°43'36"E	110.00000	600.19333	-617.94023		40012 RP->
PT					
N 84°29'44"E	27.65849	600.19333	-617.94023		40012 PC->
PT					
N 77°16'24"E	13.75000	603.22246	-604.52804		40013

CURVE DEF: Arc
 RAD: 110.00000 LEN: 91.83127 TAN: 48.78230 CURVE DIR: CCW
 CHORD: 89.18770 MO: 9.44460 EXT: 10.33168 CEN. ANG: 47°49'56"
 SEG: 566.56751 TRI: 4484.15258 SEC: 5050.72009
 DEGREE: 52°05'13"

N 12°43'36"W	110.00000	710.51999	-628.76106		40014 PC->
RP					
S 60°33'32"E	110.00000	656.45183	-532.96631		40015 RP->
PT					
N 53°21'26"E	89.18770	656.45183	-532.96631		40015 PC->
PT					
S 87°26'12"E	542.22000	632.20175	8.71114		40016

CURVE DEF: Arc CURVE DIR: CW

LOT 1 AFTER 47TH AVE RW DEDICATION Pg 2

RAD: 12.00000 LEN: 18.70283 TAN: 11.85417 CEN. ANG: 89°17'58"
 CHORD: 16.86650 MO: 3.46300 EXT: 4.86776 DEGREE: 117°27'53"
 SEG: 40.22237 TRI: 71.99462 SEC: 112.21699

S 02°33'48"W	12.00000	620.21376	8.17445	40017 PC->
RP				
Bearing	Distance	Northing	Easting	Elevation Pt ID
S 88°08'14"E	12.00000	619.82369	20.16811	40018 RP->
PT				
S 42°47'13"E	16.86650	619.82369	20.16811	40018 PC->
PT				
S 01°51'46"W	620.15000	0.00141	0.00959	40019

Approx: Sq. Feet: 406173.50540 Acres: 9.32446

47TH AVE NE RW DEDICATION

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 * Prepared by: NCS Land Surveyors LLC
 * Routine: Reduce Map Check File Coord File: 210001.crd 8/28/23 11:10:39
 * Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
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Correct Ending Coordinates, North: 0.00000 East: 0.00000
 Ending Coordinates, North: -0.00763 East: 0.00621
 Error, N: -0.00763 E: 0.00621 Total: 0.00984 Brg: N 39°07'54"W
 Distance Traversed: 1360.93650 Closure: 138283

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Pt ID
		0.00000	0.00000		40027
N 87°22'02"W	40.00000	1.83738	-39.95778		40028
N 01°51'46"E	620.15000	621.65966	-19.79926		40029

CURVE DEF: Arc
 RAD: 12.00000 LEN: 18.70283 TAN: 11.85417 CURVE DIR: CCW
 CHORD: 16.86650 MO: 3.46300 EXT: 4.86776 CEN. ANG: 89°17'58"
 SEG: 40.22237 TRI: 71.99462 SEC: 112.21699 DEGREE: 117°27'53"

N 88°08'14"W	12.00000	622.04973	-31.79292		40030 PC->
RP					
N 02°33'48"E	12.00000	634.03772	-31.25623		40031 RP->
PT					
N 42°47'13"W	16.86650	634.03772	-31.25623		40031 PC->
PT					
S 87°26'12"E	51.86000	631.71835	20.55188		40032
S 01°51'46"W	632.06000	-0.00763	0.00621		40033

Approx: Sq. Feet: 25312.96692 Acres: 0.58111

Map Check Wetland and Buffer

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 * Prepared by: NCS Land Surveyors LLC
 * Routine: Reduce Map Check File Coord File: 210001.crd 8/28/23 18:41:52
 * Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
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Correct Ending Coordinates, North: 0.00000 East: 0.00000
 Ending Coordinates, North: 0.00179 East: -0.01020
 Error, N: 0.00179 E: -0.01020 Total: 0.01036 Brg: S 80°01'57"E
 Distance Traversed: 3029.63620 Closure: 292533

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Pt ID
		0.00000	0.00000		40034
N 87°22'02"W	743.72000	34.16239	-742.93497		40035
N 01°41'00"E	665.51000	699.38518	-723.38529		40036
S 87°26'12"E	671.25000	669.36441	-52.80695		40037
S 01°51'46"W	35.00000	634.38291	-53.94465		40038
S 87°26'12"E	35.76000	632.78359	-18.22044		40039

CURVE DEF: Arc
 RAD: 110.00000 LEN: 91.83127 TAN: 48.78230 CURVE DIR: CW
 CHORD: 89.18770 MO: 9.44460 EXT: 10.33168 CEN. ANG: 47°49'56"
 SEG: 566.56751 TRI: 4484.15258 SEC: 5050.72009
 DEGREE: 52°05'13"

N 60°33'32"W	110.00000	686.85175	-114.01518		40040 PC->
RP					
S 12°43'36"E	110.00000	579.55422	-89.78216		40041 RP->
PT					
S 53°21'26"W	89.18770	579.55422	-89.78216		40041 PC->
PT					
S 77°16'24"W	13.75000	576.52509	-103.19435		40042

CURVE DEF: Arc
 RAD: 110.00000 LEN: 27.73188 TAN: 13.93985 CURVE DIR: CW
 CHORD: 27.65849 MO: 0.87277 EXT: 0.87975 CEN. ANG: 14°26'41"
 SEG: 16.10585 TRI: 1509.14733 SEC: 1525.25317
 DEGREE: 52°05'13"

N 12°43'36"W	110.00000	683.82262	-127.42738		40043 PC->
RP					
S 01°43'05"W	110.00000	573.87207	-130.72531		40044 RP->
PT					
S 84°29'44"W	27.65849	573.87207	-130.72531		40044 PC->
PT					

MAP CHECK WETLAND & BUFFER

Pg 2

N 88°16'55"W	118.79000	577.43354	-249.46191	40045
S 23°21'52"E	629.01000	0.00179	-0.01020	40046

Approx: Sq. Feet: 412585.33078 Acres: 9.47166